

**TO LET**

**Refurbished  
Warehouse Units**

## Units 2 & 10 **SITE I ALBERT DRIVE**

BURGESS HILL  
WEST SUSSEX  
RH15 9TN

**Unit 2** 5,700 sq ft / 530 sq m

**Unit 10** 3,255 sq ft / 302 sq m

*\*Units can be let separately or combined*

**HARGREAVES**  
PROPERTY INVESTMENT  
& DEVELOPMENT

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UNITS 2 & 10 SITE I ALBERT DRIVE, **BURGESS HILL**  
**WEST SUSSEX, RH15 9TN**

**PROPERTY  
DETAILS**

The units are well located on Albert Drive, forming part of the established Victoria Industrial Estate, within Burgess Hill's prime commercial district. Local occupiers include Independent Motor Factors, Clearwell Mobility and Alliance Heathcare.

Both units have been recently refurbished and provide:

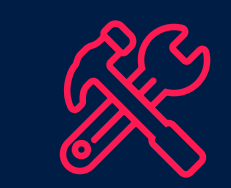
- a warehouse area with a clear internal height of approximately 5.5m
- a surface level loading door
- ancillary first floor office accommodation
- LED lighting throughout

Unit 2 is a semi-detached warehouse situated in a prominent position fronting directly onto Albert Drive. Generous parking is provided to the front and side of the unit, together with a demised loading area to the rear.

Unit 10 comprises an end-of-terrace warehouse unit positioned within the heart of the estate, and benefits from a dedicated loading and parking area to the front.

| SCHEDULE OF ACCOMMODATION |                                    | Sq Ft | Sq M |
|---------------------------|------------------------------------|-------|------|
| Unit 2                    | Ground Floor Warehouse / Ancillary | 4,485 | 417  |
|                           | 1st Floor Office                   | 1,215 | 113  |
| Total                     |                                    | 5,700 | 530  |
| Unit 10                   | Ground Floor Warehouse / Ancillary | 2,605 | 242  |
|                           | 1st Floor Office                   | 650   | 60   |
| Total                     |                                    | 3,255 | 302  |
| TOTAL                     |                                    | 8,955 | 832  |

*\*Units can be let separately or combined*



RECENTLY  
REFURBISHED



DEMISED PARKING  
& LOADING AREA



EASY ACCESS  
TO A23



3 PHASE  
POWER SUPPLY



LED  
LIGHTING



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**PROPERTY  
LOCATION**

Burgess Hill is strategically located along the A23 corridor, with convenient access to the A23 via the A2300. This provides excellent connectivity northbound to London (approximately 40 miles) and Gatwick Airport (approximately 16 miles), as well as southbound to Brighton (approximately 10 miles) and the A27.

The town benefits from strong rail links, offering regular services to London Victoria, Gatwick Airport, and Brighton.

Victoria Industrial Estate accommodates a diverse range of prominent occupiers, including Boeing, CAE UK, Roche Diagnostics, and Royal Mail. A Tesco superstore is located within walking distance of the subject property, with additional amenities available nearby in Burgess Hill town centre.

|     |            |
|-----|------------|
| A27 | 12 Minutes |
| A23 | 6 Minutes  |
| M25 | 35 Minutes |

 **SAT NAV: RH15 9TN**  
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FURTHER INFORMATION

**TERMS:** Effective full repairing & insuring leases available, with new terms to be negotiated and agreed.

**RENT:** On application.

**VAT:** VAT will be chargeable on the terms quoted.

**LEGAL COSTS:** Each party is to be responsible for their own legal fees.

**EPC:** Both Units – Targeting EPC B.

AGENT DETAILS



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| CONNECTIONS      | Miles | Time        |
|------------------|-------|-------------|
| A27              | 7     | 12 mins     |
| BRIGHTON         | 11    | 24 mins     |
| GATWICK AIRPORT  | 19    | 24 mins     |
| LONDON (M25)     | 25    | 35 mins     |
| PORTSMOUTH DOCKS | 56    | 1hr 20 mins |
| SO'TON DOCKS     | 68    | 1hr 35mins  |



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## OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

**[www.hargreaves.co.uk/about-us](http://www.hargreaves.co.uk/about-us)**

OWNED AND MANAGED BY:



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